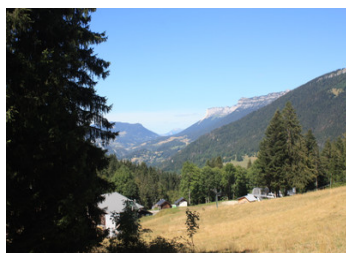


2-storey barn, 150m , ready for conversion. Quality building near St. Pierre de Chartreuse



INFORMATION

Town:	Saint-Pierre-d'Entremont
Department:	Isère
Bed:	0
Bath:	0
Floor:	150 m2
Plot Size:	443 m2

IN BRIEF

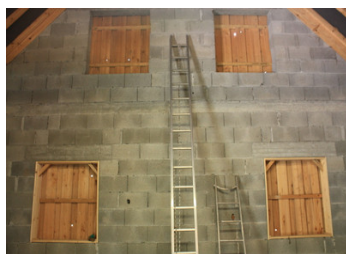
Recent (2004), well constructed barn with character, built with a view to conversion to residential use - window openings, electrical wiring and water pipe openings in place. Planning permission obtained. Possibility to acquire surrounding land from the commune. Well positioned in the Chartreuse for outdoor activities, in particular for local skiing. Fantastic view of the valley. Possibilities for designing the interior of a new home or rental property from scratch with large open areas on each floor. Possibility for managing a workshop business on the ground floor with apartment above. Used recently for storage, a workshop (including work-pit for undertaking vehicle maintenance), production of homemade cheese through use of a small cool room on ground floor.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor :

Large open floor, 49m², currently used as a garage and workshop

Cool room, 4,5m²

Preparation room, 8,5m²

Entrance, 7m²

First floor :

Large open area, 79,9m², with a high roof (more 7m high)

Potential to add a further floor

Mansarded storage area, 40m² of useable space

Exterior :

Wood storage shelter

Plot of 443m² with the possibility to acquire further land from the commune.

Surrounded by "the Chartreuse" regional park, a nationally protected region, St. Pierre de Chartreuse is a family winter resort and the main ski lift is just a short walk from the house. In summer, it is an outdoor mountain activity base, well known for cycling, mountain biking, hiking and rambling, paragliding, etc.

The town of St. Pierre de Chartreuse is 2 km away with all the expected amenities of a mountain town - bars, restaurants, shops and services.

St. Laurent du Pont (for secondary school) is 13 km (15-20 minutes by car), Grenoble, 29 km, and Chambéry, 41 km, Lyon, 118 km (1 hr 40 minutes by car) and the airport, Lyon St. Exupéry, 98 km (1 hr 20 minutes).

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **455 EUR**

NOTES